



## CALVERT COUNTY PLANNING COMMISSION

Virtual (Zoom)  
To Join by Phone: 888-475-4499  
Meeting ID: 858 5579 4151  
Passcode (if asked): #

Maria Buehler  
William Freeland  
Dr. Richard Holler  
Steve Jones  
Greg Kernan  
John Toohey  
Lisa Williams

### WEDNESDAY, JUNE 16, 2021 AGENDA

1. **Meeting called to order. 7:00 p.m.**
2. **Recognition of persons attending meeting.**
3. **Action on proposed agenda.**
4. **Action of Minutes.**
  - a. May 19, 2021 Planning Commission Public Hearing
  - b. May 19, 2021 Planning Commission Regular Meeting
5. **Town Center Architectural Action: None**
6. **Major Subdivisions for Final Action: None**
7. **Applications for Site Plan Review:**
  - a. CSPR-138179, Lusby Self Storage, Located at 12020 H.G. Trueman Road, Lusby, on a 5.66 acre parcel, within the Village Edge Sub-Area of the Lusby Town Center. The submittal proposes 57,180 square feet total of Mini-Storage buildings, with associated site development requirements. The submittal was accepted February 24, 2021. Agent: ATCS, PLC.  
[Memo from Christine Finamore, Principal Planner, Planning & Zoning](#)  
[Supporting Documents](#)  
[Presentation](#)
  - b. CSPR-138241, Winter Operations Facility - South  
Located at 10495 South Solomons Island Road in Lusby, on 48.28 acres, Zoned RCD. The project proposes a 5,288 square foot salt storage building, a 2,450 square foot bulk storage shed, and a 2,048 square foot equipment shed and outdoor gravel storage area. The submittal was accepted April 28, 2021. Agent: Collinson, Oliff & Associates, Inc.  
[Memo from Christine Finamore, Principal Planner, Planning & Zoning](#)  
[Supporting Documents](#)  
[Presentation](#)
8. **Major Subdivisions Applications for Preliminary Action:**
  - a. SD-138121, Rebecca's Field, Lots 1-14  
[Memo from Olivia Vidotto, Planner III, Planning & Zoning](#)  
[Supporting Documents](#)  
[Presentation](#)
9. **Items for Discussion/Action:**
  - a. Department of Parks & Recreation: Program Open Space Annual Program for FY 2022  
[Memo from Shannon Q. Nazzal, Director, Parks and Recreation](#)  
[FY 2022 Program Open Space Annual Program, Draft](#)  
[FY 2022 Program Open Space Project Descriptions, Draft](#)
  - b. Prince Frederick Master Plan Update

Memo from Jenny Plummer-Welker, AICP, Long Range Planner, Planning & Zoning  
Prince Frederick Master Plan, Draft June 2021  
Presentation

- c. 2020 Maryland Department of Planning Report  
Memo from Judy Holt, Planner II, Planning & Zoning  
BOCC Letter  
MDP Letter  
2020 MDP Annual Report  
Presentation
- d. Planning Commission Operating Documents: By-Laws and Rules of Procedure  
Memo from Paul J. Conover, Planning Commission Administrator, Planning & Zoning  
Planning Commission By-Laws, Draft  
Planning Commission Rules of Procedure, Draft
- e. Returning To In-Person Meetings  
Memo from Paul J. Conover, Planning Commission Administrator, Planning & Zoning

#### 10. Items of Interest:

- a. Dunkirk Town Center Master Plan Update  
Memo from Ruth Davis-Rogers, Planner II, Planning & Zoning  
Presentation
- b. October 26-27, 2021 - Maryland Planning Commission Association 38th Annual  
Conference - Solomon's, MD  
Save the Date Flyer
- c. Site Plan Applications  
Application List
- d. Subdivision Applications  
Application List

#### 11. Adjourn.

#### FOOTNOTES:

1. The date, time, and location of any Planning Commission meeting, to include but not limited to Joint Public Hearings, Public Hearings, Special Meetings, Regular meetings may be revised by announcement of an emergency, such as inclement weather, without further publication and may be confirmed on the County website, or calling 410-535-1600 on the date of the Hearing/Meeting.
  2. Public comments during Planning Commission Work Sessions are at the discretion of the Chairperson.
  3. There may be a five minute break at 9:00 p.m. at the discretion of the Chairperson
  4. A decision will be made at 10:30 p.m. whether to continue the meeting or reschedule.
  5. Accommodations for persons with disabilities will be made with reasonable notice.
  6. The Planning Commission operates under Roberts Rules.
- cc: Board of County Commissioners; County Administrator; Deputy County Administrator; Director of Communications & Media Relations; Director of Community Resources; Director of Economic Development; Director of Finance & Budget; Director of Parks & Recreation; Director of Planning & Zoning; Director of Public Safety & Services; Director of Public Works; Director of Technology Services

*This agenda is subject to change and the times listed are approximate.  
If any items are added for consideration, they will be included on a revised agenda that will be issued prior to the closed session.  
If you would like to be notified of upcoming hearings, meetings, or other events, please subscribe via the Calendar page of our website at  
<https://www.calvertcountymd.gov/list.aspx>.*